



<http://kanab.utah.gov>
kanabc@kanab.net

Zoning Ordinances

Section 12

Mobile Home, Mobile Home Parks and Mobile Home Subdivisions

Find in Page

[Email this article](#)

[Ordinances Main Index](#)

[Back](#)

CHAPTER 12. MOBILE HOMES AND MOBILE HOME PARKS

12-1 Purpose

To require that mobile home developments will be of such character as to promote the objectives and purposes of this Ordinance; to protect the integrity and characteristics of the districts contiguous to those in which mobile home parks are located; and to protect other use values contiguous to or near mobile home park uses.

12-2 Location and Use

No mobile home shall be located, placed, used, or occupied in any district other than within an approved mobile home park where allowed within the zoning district, with the following exceptions:

- a. Manufactured Homes-KCR are allowed in the area zoned Manufactured Home-KCR. Any manufactured home located in this area must meet all the conditions contained in Chapter 19 of this Ordinance.
- b. Manufactured homes may be stored, displayed, and sold in commercial and manufacturing districts, but not occupied except in mobile home parks or mobile home subdivisions when allowed in such districts.
- c. Manufactured homes approved by the Kanab City Planning Commission or the Kanab City Zoning Administrator, when authorized, may be located on bona fide agricultural lands as housing for families or employees of the farm or ranch operation, provided that the agricultural acreage shall be not less than forty (40) acres for irrigated lands and one hundred sixty (160) acres for non-irrigated lands.
- d. Mobile homes allowed under Section 4-21 hereof as temporary structures during construction.

12-3 Approval

Mobile home parks may not be constructed unless first approved by the Kanab City Council, after review of plans for said mobile home park by the Kanab City Planning Commission which insure that the said development will:

1. Be in keeping with the general character of the district within which the development is to be located.
2. Be located on a parcel of land containing not less than two (2) acres.
3. Have a least ten (10) spaces completed and ready for occupancy before first occupancy is permitted.
4. Meet all standards and requirements effective upon the adoption of the Mobile Home Park Ordinance of the City of Kanab.
5. Shall be connected to the municipal facilities of the City of Kanab.
6. Be developed according to plans prepared by a professional team. In all cases it is recommended that professional design and other assistance be obtained early in the program including (as needed) a geologist or soils engineer, an urban planner, a lawyer, a financial expert, or others. It is the intent of the City of Kanab that the developer solve problems associated with the development before approval is given and construction begins. Determination of qualifications of required professional

individuals or firms shall be made by the Kanab City Planning Commission. In a mobile home park, the number of mobile homes shall be limited to seven (7) units per acre. The mobile homes may be clustered, provided that the total number of units does not exceed the number permitted on one (1) acre, multiplied by the number of acres in the development. The remaining land not contained in individual lots, roads, or parking, shall be set aside and developed as parks, playground, and service areas for common use and enjoyment of occupants of the development and of the visitors thereto.

12-4 Application

1. An overall plan for development of a mobile home park shall be submitted to the Kanab City Planning Commission for review. The plan shall be drawn to a scale no smaller than one (1) inch to fifty (50) feet. At least six (6) copies of the plan shall be submitted. The plan shall show:
 - a. The topography of the site represented by contours, shown at not greater intervals than two (2) feet when required by the Kanab City Planning Commission.
 - b. The proposed street and mobile home space layout.
 - c. Proposed reservations for parks, playgrounds, open space.
 - d. Tabulations showing percent of area to be devoted to parks, playgrounds and open spaces, number of mobile home spaces, and total area to be developed.
 - e. Proposed locations of parking spaces.
 - f. Generalized landscaping and utility plan, including locations of sewer, water, electricity, gas lines, fire hydrants.
 - g. Any other data the Kanab City Planning Commission may require.
2. The applicant for approval of plans for a mobile home park shall pay to the City of Kanab at the time of application a checking fee, in addition to all other required fees. The checking fee shall be as established by the Kanab City Council.
3. Applications for approval shall be in writing, submitted to the Kanab City Planning Commission at its regular meeting and shall be recommended for approval or disapproval to the Kanab City Council within thirty (30) days, unless an extension of time is approved by the Kanab City Planning Commission. An application recommended for approval or disapproval by the Kanab City Planning Commission shall be submitted to the Kanab City Council, which decision must be made in writing within fifteen (15) days after the recommendation is submitted by the Kanab City Planning Commission to the Kanab City Council.

12-5 Standards and Requirements

Standards and requirements for mobile home parks shall be as provided in the Mobile Home Park Ordinance, subsequent to the effective date of adoption, by the City of Kanab.

[Top of Page](#)